

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
May 21, 2026

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on May 21, 2026, at Covenant Life Church with the opportunity for participants to join either in person or via Zoom.

Trustees present (In Person): Carol Auricchio, Carol Mitchell, Charles Reith, John Power, Lee Katz, Martha Sherman, Oliver Janney, Roger Stephenson, and Scott Christy.

Trustees present (Zoom): Bill Wickboldt, Robbie Tello, and Mike Holland.

Trustees absent: Kathrin Harris and Tami Lansdell

Community Representatives present (In Person): Frank Frey, VillageWalk; Beth Davey, Stonebridge; Ross Richards, Sandhill Preserve; David Bridwell, Silver Oak; Dale Russell, Cobblestone; Michael Scott, Cobblestone; Joanne Orfanos, Huntington Pointe;

Community Representatives present (Zoom): Grace Boehm, Turtle Rock; Doug Houston, Isles of Sarasota.

Community Members present (In Person): Annette Landes, VillageWalk; Barbara Scissors, Sandhill Preserve; Tony Orfanos, Huntington Pointe;

Community Members present (Zoom): None.

Palmer Ranch Master Association staff in attendance (In Person): Tracy Smith, Sue Ambrecht, and Laura McNulty.

Convene/Confirmation of Quorum

Following confirmation of a quorum, the meeting was convened at 2:59pm by Martha Sherman, President.

Minutes of Previous Meeting

Motion by Roger Stephenson, seconded by Oliver Janney, to approve the minutes of the April 30, 2026, Meeting of the Board of Trustees as distributed. Motion passed unanimously.

Financial Report for the Period Ending April 30, 2026.

Tracy presented the unaudited financials for the period ending April 30, 2026

Reports

Except for the President's Report, reports were provided to the Board prior to the meeting. Each report was referenced and an opportunity to provide updates or ask questions was given.

- A. President's Report was provided by Martha Sherman
- B. Management Report was provided by Tracy Smith.
- C. Community Development Update was provided by Tracy Smith.
- D. Grounds Report was provided by Sue Ambrecht.
- E. Palmer Ranch Watershed & Natural Assets Committee Report was provided by Charles Reith
- F. Palmer Ranch CERT Team Report was provided by Tony Orfanos.
- G. Report from the Ad Hoc Committee to Explore the Possibility of Increasing the Number of Candidates Eligible to Serve as President Elect for PRMA was provided by Carol Auricchio.

Community Representative Input – Agenda Items

None.

Old Business

A. **Other**

There was no old business to discuss.

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New Business

A. New Design for the Palmer Ranch Directional Signs

Motion by Roger Stephenson, seconded by Carol Auricchio, to approve the new design (Magee Signs Concept #6781cpt5A) for the Palmer Ranch directional signage. Following discussion, the motion passed unanimously.

B. Architectural Submissions from VillageWalk HOA Advisory Committee recommendations

a. Change in Color Palette for Certain Homes Within the Community

Motion by Oliver Janney, seconded by Lee Katz, to send this item of business back to the PRMA Advisory Committee for review within one (1) week. A Special Board Meeting, to be held via Zoom, will be scheduled as soon as possible in order for the Board to make a final decision on this matter. Following discussion, the motion passed unanimously.

b. Change in Window Specifications for Homes Within the Community

Motion by Oliver Janney, seconded by Carol Mitchell, to approve of the change in window specifications as submitted by VillageWalk. Motion passed unanimously.

C. Continuing the Board Ambassador Program

Motion by John Power, seconded by Oliver Janney, to continue the Board Ambassador Program. Motion passed unanimously.

D. Provide Copies of Board Recommendations to the Community Representatives Prior to a Board Meeting

Motion by Carol Mitchell, seconded by Oliver Janney, to direct PRMA staff to provide all Community Representatives with the Board Recommendations, electronically, when notices of PRMA Board meetings are distributed. Motion passed unanimously.

C. Appointments to the Palmer Ranch Watershed & Natural Assets Committee

Motion by Roger Stephenson, seconded by Scott Christy, to appoint Oliver Janney from Deer Creek and Michael Hallam from Deer Creek to the Palmer Ranch Watershed & Natural Assets Committee as Voting Members until the next Annual Members Meeting. Motion passed unanimously.

D. Appointments to the Palmer Ranch CERT Team

Motion by Carol Mitchell, seconded by Carol Auricchio, to re-assign and appoint the following to the Palmer Ranch CERT Team until close of the next Annual Members meeting:

- Chairperson/Member: Larry Scott
- Members: Dr. Richard Censullo, Vern Conrad, Mike Nepi, Tim Sampey, Tony Orfanos, Joe Gargiulo, Ron Moscati, Eric Wyrosdic and Paul Tweedly, and Dennis Hudson.
- PRMA CERT Advisor: Susann Ambrecht

Motion passed unanimously.

E. Other

There was no other new business to discuss.

Community Representative Discussion

Michael Scott from Cobblestone referenced an issue his community has been having with a homeless encampment on the property just north of Cobblestone's northern border. Cobblestone has reached out to Sarasota County Sheriff's Department in addition to the owner of the property where the encampment is.

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Board of Trustees Meeting Schedule for the remainder of 2026 – held on the following dates at 3pm

- Board Meeting - July 23, 2026 - Covenant Life Church / Zoom
- Board Meeting - September 24, 2026 - Covenant Life Church / Zoom
- Board Meeting - November 19, 2026 - Covenant Life Church / Zoom

Adjourn

There being no further business to discuss, a motion was made by Oliver Janney, seconded by Carol Mitchell, to adjourn the meeting. The meeting was adjourned at 4:11pm.

Respectfully submitted,

Leatrice (Lee) Katz
Secretary